151.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,200 / 823,200
					USE VALUE:	823,200 / 823,200
					ASSESSED:	823,200 / 823,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ JOANNA E &
Owner 2:	DITULLIO JAMES E
Owner 3:	
Street 1:	31 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	URBAN EDWARD C & LORIEN E -
Owner 2:	-
Street 1:	31 FOUNTAIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	375,300	3,900	444,000	823,200
Total Card	0.103	375,300	3,900	444,000	823,200
Total Parcel	0.103	375,300	3,900	444,000	823,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.47 | /Parcel: 576.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 100508

GIS Ref

GIS Ref

Insp Date 04/14/18

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PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	375,300	3900	4,500.	444,000	823,200	823,200	Year End Roll	12/18/2019
2019	101	FV	286,800	3900	4,500.	416,300	707,000	707,000	Year End Roll	1/3/2019
2018	101	FV	286,100	3900	4,500.	344,100	634,100	634,100	Year End Roll	12/20/2017
2017	101	FV	286,100	3900	4,500.	316,400	606,400	606,400	Year End Roll	1/3/2017
2016	101	FV	286,100	3900	4,500.	288,600	578,600	578,600	Year End	1/4/2016
2015	101	FV	271,200	3900	4,500.	283,100	558,200	558,200	Year End Roll	12/11/2014
2014	101	FV	271,200	3900	4,500.	263,100	538,200	538,200	Year End Roll	12/16/2013
2013	101	FV	271,200	3900	4,500.	250,300	525,400	525,400		12/13/2012

PRINT

Date	Time
12/11/20	02:01:12

LAST REV

Date	Time
05/09/18	13:52:29

apro

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
URBAN EDWARD C	66300-47		10/29/2015		665,000	No	No		
ELIOT ALEXANDRA	60508-467		11/16/2012		582,000	No	No		
PORTER LEANA R/	45993-114		8/31/2005		560,000	No	No		
SULLIVAN MARY P	33068-570		6/15/2001		419,000	No	No		
ZAROFF VICTORIA	28779-209		6/30/1998		295,000	No	No		Y

USER DEFINED

Prior Id # 1:	100508
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017	1341	Porch	10,300	C				
9/3/1993	429		73,000					2ST ADD + WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
3/13/2009	Inspected	372	PATRIOT
2/25/2009	Measured	372	PATRIOT
12/15/2005	MLS	MM	Mary M
10/2/2001	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	94250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420752
Depreciation:	45441
Depreciated Total:	375311

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

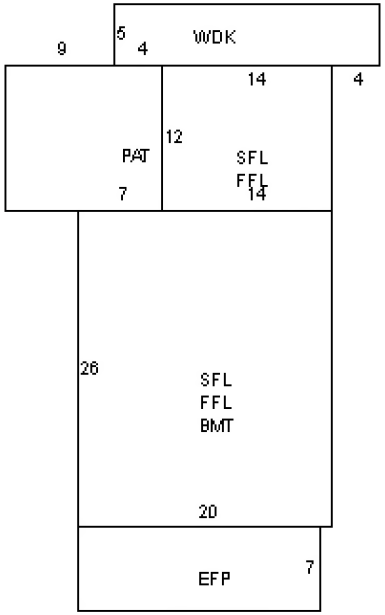
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.03
Special Features:	0	Val/Su Net:	157.69
Final Total:	375300	Val/Su SzAd	262.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	714	175.480	125,294
SFL	Second Floor	714	175.480	125,294
BMT	Basement	546	52.640	28,744
PAT	Patio	156	4.650	726
EFP	Enclos Porch	140	46.670	6,533
WDK	Deck	110	15.090	1,660

Net Sketched Area:	2,380			Total:	288,251
Size Ad	1428	Gross Are	2380	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1912	27.50	T	30	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900